

Colorado Parks and Wildlife

Flag Creek Ranch Perpetual Limited Access and Conservation Easements

Rio Blanco County

2,602 acres

13 miles south of Meeker

Action Required

Recommend support for the acquisition of a perpetual limited public access easement and a perpetual conservation easement at Flag Creek Ranch (\$3,132,000 for 2,602 acres).

Questions and Responses

1. Please provide the average annual number of deer and elk hunters who currently use the property.

Eight hunters currently use the property.

2. Is the number of hunters who use the property expected to increase with the easement acquisition?

The number of hunters will remain eight after the acquisition, but depending on CPW's long-term big game population objectives, the parties can increase the number if desired.

3. Will access be limited to a certain number of days or time(s) of the year?

Access is prohibited prior to two hours before sunrise and after one hour following sunset except that when animal has been harvested, the hunter and his/her companion can remain as long as necessary to retrieve the animal. Access is limited to hunting season, but not to a certain number of days.

Capital Development Committee

June, 2017—Property Transaction Proposal

Department of Natural Resources Division of Parks and Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife's proposal to acquire a perpetual Conservation Easement and a perpetual Access Easement on real property.
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General Information	
Name	Flag Creek Ranch – Ranch Estates Parcel
Number of acres	2602
Location	Approximately 13 miles south of Meeker
County	Rio Blanco

Costs / Source of Funding			
Purchase Price	\$3,132,000	Funding Source	GOCO Wildlife Purpose; Cash Funds from Habitat Stamp Revenues which are earmarked for the benefit of wildlife habitat or access to wildlife habitat, pursuant to C.R.S. 33-4-102.7
Habitat Stamp	Spending authority has already been approved for this project in the Long Bill.		
	Fiscal Year	2016-17	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$5,500,000	
	Remaining Unexpended Balance	\$5,500,000	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	2016-17 - GOCO Wildlife Purpose	
	Line Item	GOCO16150	
	Appropriation	\$4,800,000	
	Remaining Unexpended Balance	\$4,800,000	
Annual Monitoring and Operation Costs	\$340.00 for Conservation Easement Monitoring	Funding for the monitoring and operation costs of the property will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill. When the landowner and Combat Marine Outdoors no longer desire to manage public access for hunting, CPW field staff anticipates less than \$1,000 will be required to manage the access.	
Development Costs	\$0.00	n/a	

<p>* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.</p>
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Summary of Proposal:

In 2015, CPW acquired a perpetual Conservation Easement and a perpetual Access Easement on the adjacent 2598-acre Flag Creek Ranch - Homestead Parcel.

This is a 2015 RFP project whereby CPW will acquire a perpetual Conservation Easement and a perpetual limited public Access Easement on additional property. The entire purchase price listed is for the Conservation Easement, no monies will go toward the Access Easement. Public access to the Property is for deer and elk hunting and is currently managed by the landowner and Combat Marine Outdoors who will continue to manage it in this way without CPW involvement until that form of management is no longer acceptable to the parties. However, when that management is no longer desired, CPW will assume the responsibility to manage public access for deer and elk hunting.

Current uses of the Property are for hunting, outdoor recreation, wildlife habitat and livestock grazing. Those uses will continue in the future.

The landowner acquired the Property in 1989.

According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

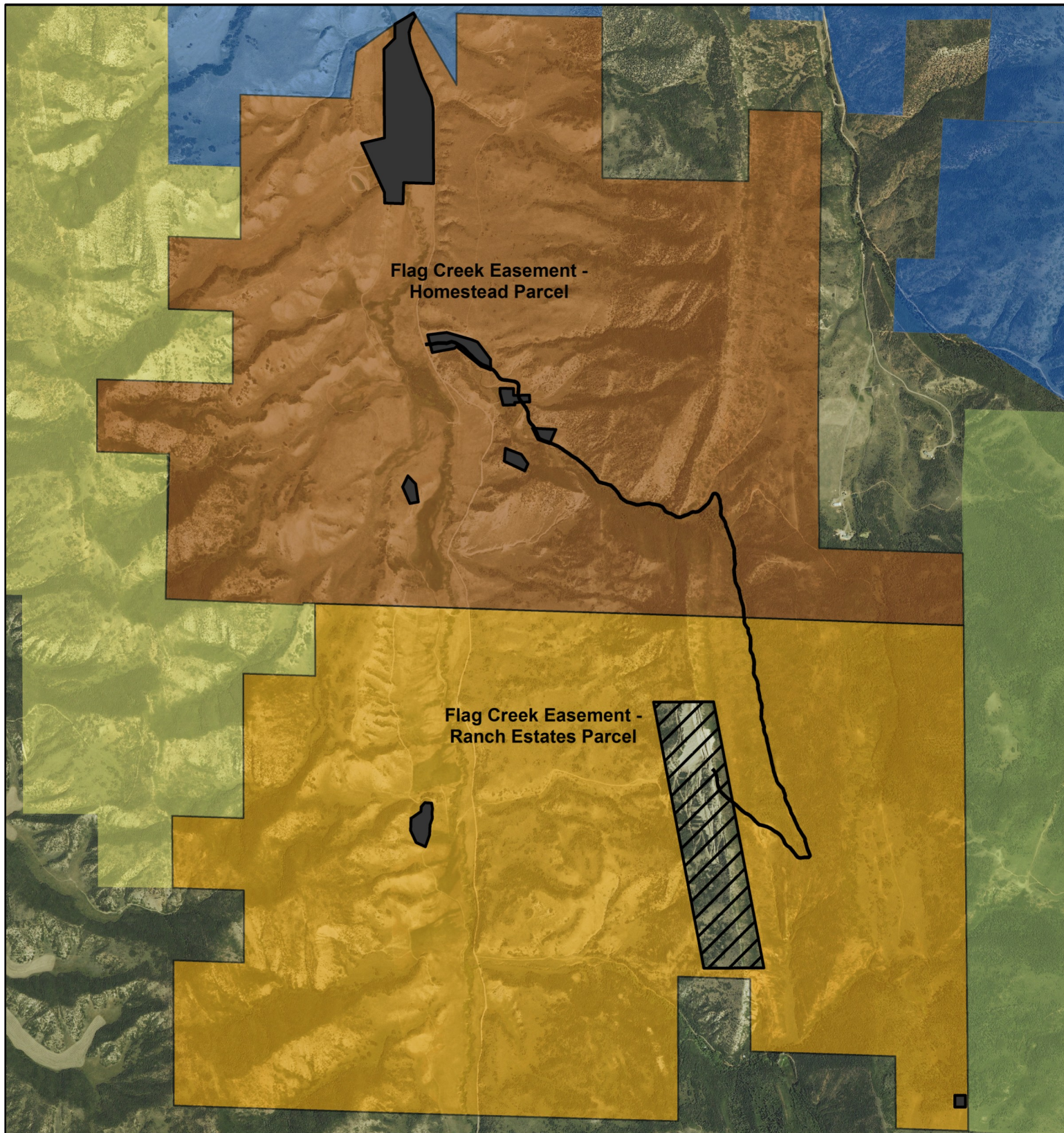
Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Mineral Interest Ownership:

Most of the mineral rights have been severed from the surface, but the landowner owns some. The conservation easement will prohibit extraction of the minerals owned by the landowner and the Minerals Remoteness Letter determined, “the probability of surface mining at the Site is so remote as to be negligible; however the possibility exists for oil and/or gas exploration and extraction via methods other than surface mining on the Property and adjoining lands.

Attachments:

- Maps
- Concurrence letters

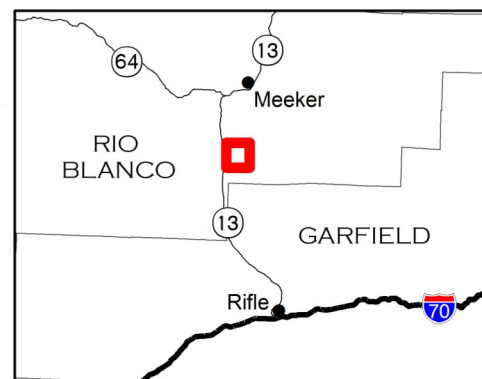


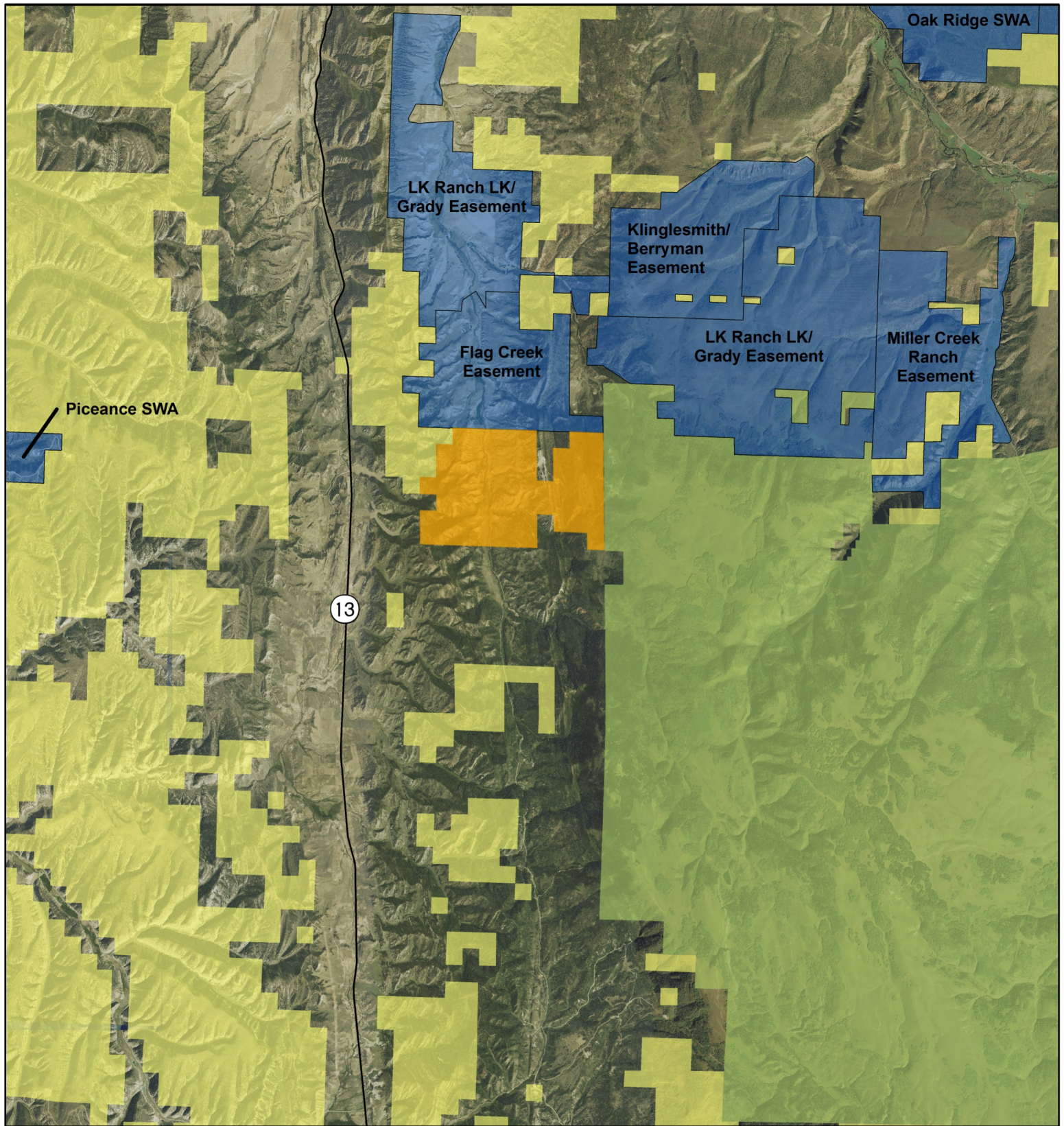
Flag Creek - Ranch Estates Parcel **15-069-NW** **Rio Blanco County**



- Flag Creek Ranch Quarry road
- Flag Creek Easement - Ranch Estates Parcel
- Flag Creek Easement - Homestead Parcel
- Building Envelopes
- Excluded Quarry Parcel
- CPW Property and Easements
- Bureau of Land Management
- US Forest Service

0 0.2 0.4 0.8 1.2 1.6 Miles

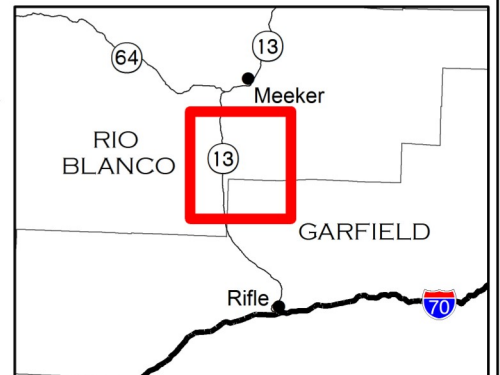




Flag Creek Ranch Estates 15-069-NW Rio Blanco County

- Flag Creek Ranch Estates (2560 ac)
- CPW Property and Easements
- Bureau of Land Management
- US Forest Service

0 0.75 1.5 3 4.5 6 Miles





RIO BLANCO COUNTY
BOARD OF COUNTY COMMISSIONERS
555 MAIN STREET
P.O. BOX 1
MEEKER, COLORADO 81641
970-878-9430

May 22, 2017

Bill de Vergie
Colorado Parks and Wildlife
Meeker Service Center
PO Box 1181
Meeker, CO. 81641

Re: Flag Creek Ranch Conservation and Access Easement with CPW

Dear Bill,

The Colorado Parks and Wildlife and Flag Creek Ranch are currently in negotiations concerning a conservation and access easement on a parcel of land in Rio Blanco County. With this agreement, the CPW and landowner would agree to protect some critical wildlife habitat and allow some limited access to their property for hunting in Rio Blanco County, Colorado.

We support and do not object to a conservation and access easement between the Colorado Parks and Wildlife and Flag Creek Ranch.

Sincerely,

Board of County Commissioners of
Rio Blanco County, Colorado

SHAWN J. BOLTON
Chairman

JEFF RECTOR
Commissioner
bocc@co.rio-blanco.co.us

SI WOODRUFF
Commissioner